

MINUTES
Warrenton City Commission
February 13, 2024
6:00 p.m.
Warrenton City Hall - Commission Chambers
225 S. Main
Warrenton, OR 97146

Mayor Balensifer called the meeting to order at 6:00 p.m. and led the public in the Pledge of Allegiance.

Commissioners Present: Mayor Henry Balensifer (via Zoom), Mayor Pro-tem Gerald Poe, Paul Mitchell, Tom Dyer, and Mark Baldwin

Staff Present: City Manager Esther Moberg, Police Chief Mathew Workman, Public Works Director Greg Shafer, Interim Harbormaster Don Beck, Marina Accounting Clerk Jessica McDonald, and City Recorder Dawne Shaw

Mayor Balensifer requested to table item 7F until the next meeting; there were no objections. He noted the Mayor Pro-tem will take over as chair of the meeting.

CONSENT CALENDAR

- A. City Commission Meeting Minutes – 1.23.24
- B. Monthly Finance Department Report – December 2023
- C. Liquor License Application – The Hideaway Cafe & Bar
- D. Community Center Advisory Board Meeting Minutes – 11.16.23
- E. 2023 Marina Accomplishments
- F. Marina Advisory Committee Meeting Minutes – 9.18.23
- G. Marina Advisory Committee Meeting Minutes – 10.16.23
- H. Marina Advisory Committee Meeting Minutes – 11.20.23
- I. Marina Advisory Committee Meeting Minutes – 12.18.23
- J. Library Advisory Board Meeting Minutes – 9.13.23

Commissioner Mitchell made the motion to approve the consent calendar as presented. Motion was seconded and passed unanimously.

Poe – aye; Mitchell – aye; Balensifer – aye; Dyer – aye; Baldwin - aye

COMMISSIONER REPORTS

Commissioner Mitchell stated he attended the Northwest Housing Council. He noted topics that were discussed.

PUBLIC COMMENT

Tony Faletti spoke in regard to the proposed RV park at the marinas and requested to put the brakes on it and get more community input.

PUBLIC HEARINGS - None

BUSINESS ITEMS

Seth Hague and Mark Tolley of Mission DG (MDG) gave an updated plan on their proposed RV resort in the Warrenton and Hammond Marinas. They emphasized that Seafarer's Park will be accessible to the public. The Warrenton Marina will remain the same size and the Hammond Marina will have 191 units total including 30 park models. The park and landing will remain public. Commissioner Mitchell noted his infrastructure concerns; Mr. Tolley stated he is aware of the offsite sewer improvements needed and that they will budget for it. Mr. Tolley noted recreation vehicles have a lower rate of daily usage (sewer flow). Commissioner Mitchell asked how it benefits the citizens of Hammond; Mr. Tolley stated they will be updating the landscape in Seafarer's Park. He noted that the class A RV park will draw in people with a discretionary income that will be spent in the community. Commissioner Dyer noted his concerns with limited parking and asked Mr. Tolley if there is a need for more parking, can they create additional parking; Mr. Tolley confirmed. Mayor Balensifer asked for clarification on the lease cost. Mayor Balensifer noted that the 60-year lease would have to be voted on by the voters after they hit the second year and asked Mr. Tolley if his partners were aware of that; Mr. Tolley confirmed. Lylla Gaebel Chair of the Marinas Advisory Committee discussed the process that has taken place on the committee. She suggested returning the proposal to them to allow the committee to get opinions from community members. She stated that \$6,000 a month for rent does not seem like enough. Commissioner Baldwin asked how many staff are needed to operate the Hammond site and where will they get staff members; Mr. Tolley stated they will need at least 12 employees. He noted the RV resort will have work campers and there will also be a class-A management company that will have a manager and assistant staff. Commissioner Baldwin noted that \$6,000 a month is not enough and needs to go up over time; Mr. Tolley stated that the number will go up. Commissioner Baldwin noted his concerns: Hammond boardwalk leading to the Yacht Club docks is not adequate and there needs to be parking for both docks; the Warrenton marina peninsula has a natural boat launch and with the current Warrenton boat launch being on a dike, that boat launch will eventually have to close, leaving the peninsula as an alternative location. He noted his positives, that they are the only ones to come forward with an idea for the marinas, and noted the financial benefit from transient room tax. Commissioner Baldwin noted that they asked for help and received help. If they kick it down the road, they will not get help again. Mr. Tolley emphasized this is not the end, but the beginning and they welcome community input. Mayor Balensifer asked when the current Urban Renewal District sunsets; City Manager Esther Moberg stated the district will sunset in 3 years. Mayor Balensifer noted the possibility of a Hammond Urban Renewal District in 3 years. He discussed the potential of the Hammond Urban Renewal District and how timeframes can affect it. Commissioner Mitchell reiterated his concerns with the city's needs for additional infrastructure with fire, and police. Commissioners Baldwin and Mitchell noted the need for input from residents. Mayor Balensifer noted this is a concept and not a final plan. Mr. Tolley noted the need for an ENA (exclusive negotiation agreement). Ms. Moberg summarized the possible next steps; a joint work session with the Marina Advisory Committee was discussed. Consensus was to bring back an agenda item at the next meeting with a draft ENA with MDG. Brief discussion followed on the ENA.

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Interim Harbormaster Don Beck discussed the emergency pile replacements at E Dock in the Warrenton Marina. Mr. Beck discussed the significance of E Dock. He noted that thirteen of the pilings were in a critical state of failure in addition to the piles that have already collapsed. The contract is for the replacement of four piles. Ms. Moberg noted that the most they can do in the working window is four, and that the city wanted to do more. Commissioner Baldwin asked if there is another way to get more pilings replaced; Mr. Beck responded and noted that the construction company is fitting them in between jobs.

Commissioner Mitchell made the motion to approve the contract with Bergerson Construction to complete the Warrenton Marina E Dock Pile Replacements. Motion was seconded and passed unanimously.

Poe – aye; Mitchell – aye; Balensifer – aye; Dyer – aye; Baldwin - aye

Commissioner Baldwin made the motion to approve a Noise Variance for Bergerson Construction, Inc, for the Warrenton E Dock Pile Replacement project.

Mayor Balensifer asked if the commission authorized a waiver for any noise variances for emergency work. Ms. Moberg stated that it is still in the code and er need to update it by Ordinance.

Motion was seconded and passed unanimously.

Poe – aye; Mitchell – aye; Balensifer – aye; Dyer - aye; Baldwin - aye

Public Works Director Greg Shafer discussed a public utility easement with Roby's Furniture & Appliance. He noted the easement is for operation, access, and maintenance purposes of utilities.

Commissioner Dyer made the motion to accept the proposed public utility easement for operation, access, and maintenance purposes of utilities as requested by the Roby's Furniture & Appliance store development. Motion was seconded and passed unanimously.

Poe – aye; Mitchell – aye; Balensifer – aye; Dyer – aye; Baldwin – aye

Ms. Moberg explained the request for a letter of support for the NOAA grant; Mayor Balensifer explained his concerns. He noted a past incident in the City of Reedsport where FEMA did a study on sea level rise and Reedsport was required to raise their levees higher. He stated that the work is going to happen whether or not they sign the letter; the consensus was to not sign a letter of support.

DISCUSSION ITEMS – None

GOOD OF THE ORDER

Commissioner Baldwin asked Mr. Shafer if any work is being done in SW Cedar area; he has noticed water aeration issues. Mr. Shafer stated he will have staff look into the issue.

Ms. Moberg noted the upgrade to the AV equipment; the community center received new chairs.

Mayor Balensifer noted the crab feed; Baldwin noted he is volunteering again, and he recommended other commissioners also sign up.

There being no further business, Mayor Pro-tem Poe adjourned the meeting at 7:40 p.m.

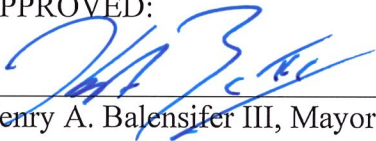
Respectfully prepared and submitted by Hanna Bentley, Deputy City Recorder.

ATTEST:



Dawne Shaw, CMC, City Recorder

APPROVED:


Henry A. Balensifer III, Mayor